



Indy Rezone Overview

Near North Development Area

Department of Metropolitan
Development

Presented by: Tammara Tracy



Indy Rezone

- Multi-year effort to revise zoning ordinance.
- Changes the regulations, does not change the zoning map.
- Passed by the MDC and the City-County Council late 2015.
- Takes effect: April 1, 2016

Objectives

- Modernize the code
- Help make Indianapolis more livable and sustainable.
 - ✓ Improve walkability of the community
 - ✓ Encourage use of bicycles and transit
 - ✓ Add mixed-use development options
 - ✓ More “context sensitive” regulations
 - ✓ Better protect our natural resources
- More user-friendly: tables, illustrations

Important Framework Changes

- Consolidated 14 ordinances into 1
- Hundreds of changes; many options
- All the definitions & measurements are in one place (Chapter 740)
- Districts are more distinct, purpose-driven

Mixed-Use Two District (MU-2)

1. Purpose

The MU-2 District is intended to accommodate a mix of residential uses, offices, personal services, retail, and eating & drinking businesses that typically do not draw customers from beyond their neighborhood boundaries and do not generate substantial vehicle traffic. The corridor development pattern of the MU-2 district is neighborhood-focused; supportive of safe, vibrant pedestrian activity; and offers additional housing options. Application of the MU-2 district is for use in older urban commercial areas that are located adjacent to established residential neighborhoods extending along segments of primary and secondary thoroughfares. It can also be used in newer areas to replicate those building patterns found in older parts of the city. In order to perform its neighborhood focus, floor areas are restricted, auto-related building details and other similar amenities are scaled to

**TABLE 742-105-2
MU-2 DISTRICT
DIMENSIONAL STANDARDS**

Minimum street frontage
Minimum front setback
Maximum front setback
Minimum front transitional yard
Minimum side yard
Minimum side transitional yard
Minimum rear yard
Minimum rear transitional yard
Minimum building height
Maximum building height
Minimum transitional building height
Maximum transitional building height

This Table is a summary of the dimensional standards in Chapter 744, Article II Lot and Block regulations.

*In case of a discrepancy between the standards in Chapter 744-II governing

2. Examples



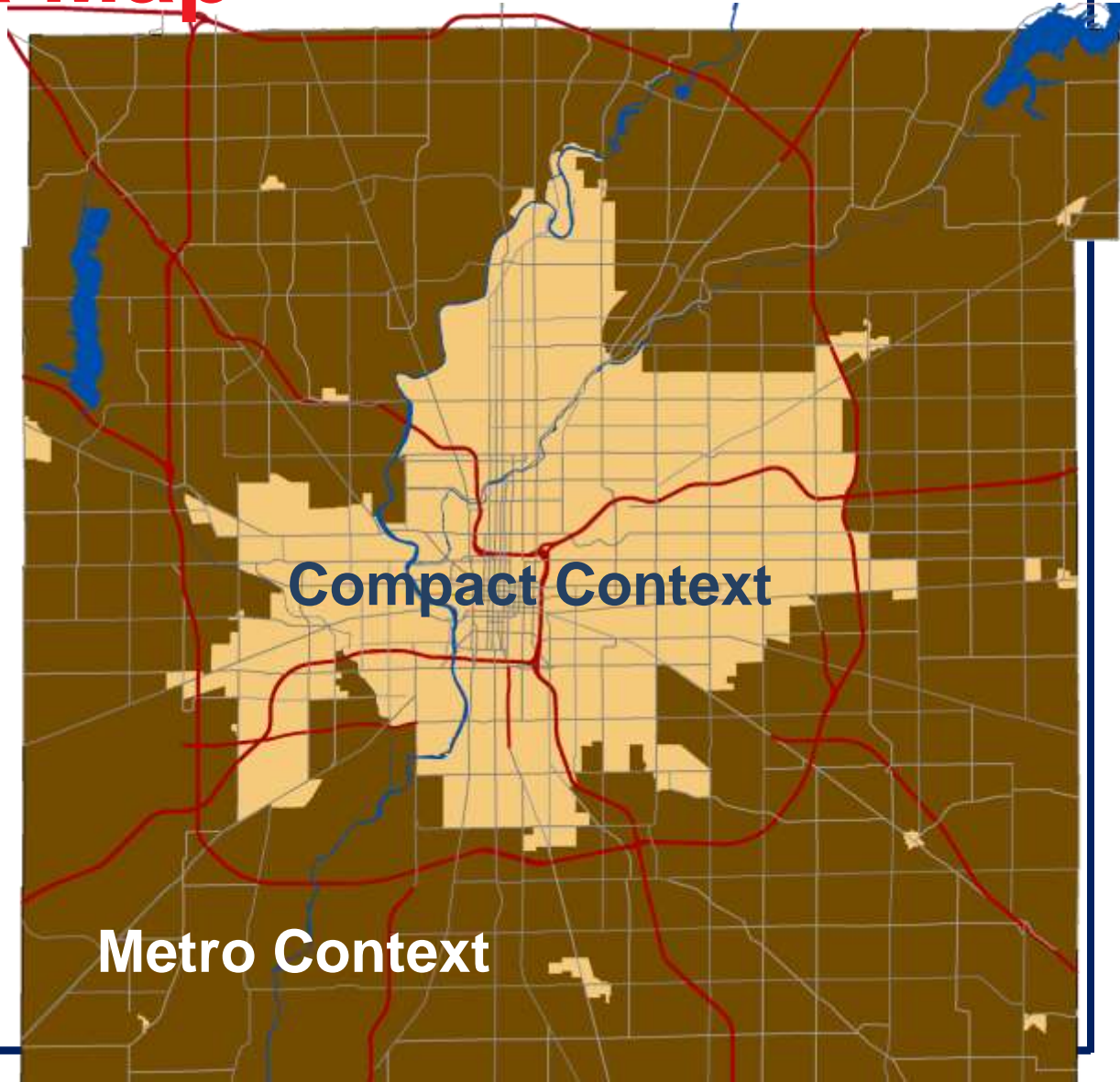
Versatile Tool:

Context Area Map

Standards are in both areas but the actual numbers are different:

Differences

- ✓ Setback requirements
- ✓ Parking standards
- ✓ Stream corridor provisions
- ✓ Drainage
- ✓ Secondary dwelling units



Versatile Tool: Use Table

Use Category (5)

Key

Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V = 'P' if Vacant for 5 consecutive years

A = Accessory use
T = Temporary use

Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4 ¹¹⁴²	C-5	C-7 ¹¹⁴³	MU-1 ¹¹⁴⁴	MU-2 ¹¹⁴⁵	MU-3 ¹¹⁴⁶	MU-4 ¹¹⁴⁷	I-1-U&S	I-2-U&S	I-3-U&S	I-4-U&S	CBD-1	CBD-2	CBD-3	Use-Specific Standards (Article III)	
LAND USE CATEGORY																																	
Garden, as a Primary Use ¹¹⁹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	P	P	A	A	P	P	P	P	A	P	P	Article III. Section 04.E	
Processing, and Packaging of Food and Beverages ¹¹⁹¹																									S	P	P	P					
Stock Yards and Processing of Stock ¹¹⁹²																												S					
COMMERCIAL and INDUSTRIAL USES ¹¹⁹³																																	
Food, Beverage, and Indoor Entertainment																																	
Adult Entertainment Business ¹²⁰⁷																		P	P	P												Article III. Section 05.A	
Bar or Tavern ¹²⁰⁸																		P	P	P	P	P	P	P					P	P	P	Article III. Section 05.H	
Eating Establishment or Food Preparation ¹²⁰⁹													A	A		A	P	P	P	P	P	P	P	P	A	A	A	A	P	P	P	Article III. Section 05.M	
Indoor Entertainment ¹²¹⁰																A	A		P	P	A	A	P	P	V	V			P	P	P	Article III. Section 05.S	
Night Club or Cabaret ¹²¹¹																		P	P	P			P	P					P	P	P	Article III. Section 05.Y	

Land Use

Use Type

THE CITY
INDIANAPOLIS

Can I do it?

Yes, but...

Use Table: Increased Flexibility

- » Pushed uses into the lowest district possible
- » Add limited commercial uses in multifamily districts
- » Add the “missing middle” housing types
- » Allow “secondary dwelling units” in some single-family districts
- » Allow more uses when buildings experience long-term vacancy (V-option)

Uses

Every land use category is defined

- 73 commercial & industrial land use categories
(13 subtypes)
- 16 public land use categories
(2 subtypes: Community/ Education, Healthcare)
- 8 Ag land use categories
- 14 Residential uses
(2 subtypes: Household, Group)
- 39 Accessory and Temporary Uses

If a specific narrower use is listed, it is NOT permitted as part of the broader category.

If a use is permitted as a primary use, it is also permitted as an accessory or temporary use.

Key Changes in Primary Districts

Dwelling: D-12 District eliminated, renamed D-5

Industrial:

No longer U or S categories

Context Areas now apply

Commercial:

C-6 eliminated, renamed C-4

C-ID eliminated, renamed C-7

C-2, C-3C Districts renamed MU-1 & MU-2

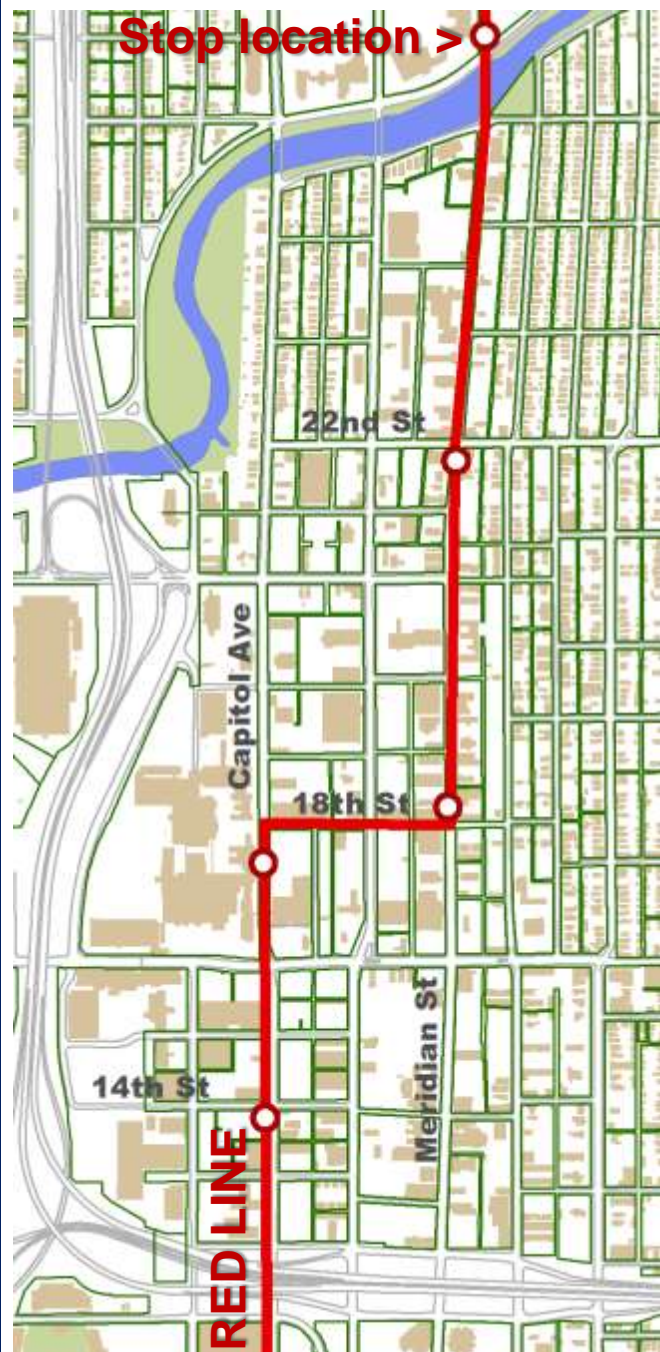
Mixed-Use: 4 New districts!

Use-Specific Standards

- Applies to the use regardless of district, so always check
- Provides much of the regulatory detail
- Organized according to the 5 broad land use categories:
 - Residential,
 - Public,
 - Agricultural,
 - Commercial and Industrial,
 - Accessory & Temporary Uses

Implications for Near North Development Area

- ★ KEY POINT: Existing legal development is “grandfathered.”
- ★ Fully developed; redevelopment or major additions affected
- ★ Compact Context Area
- ★ Mixed Use opportunities



Commercial & Industrial

- Simplified the retail use categories: based on size of store and size of product
- Manufacturing categories based on processes & materials, not size of end product
- Research & Development; Artisan Manufacturing permitted in lower districts
- Vacant provision allows more uses if:
 - Existing building vacant > 5 years
 - Adds commercial office uses in Industrial
 - Adds some residential uses (e.g. multi-family) in Commercial

Development Standards: Lot & Building Dimensions

01. Tables 744-201 (1 thru 6)

- Setbacks reduced in Compact Context Area
- MF max. heights increased but transitional height applies if next to SFR
- Eliminated 3 of the 5 MF ratios; only FAR and LSR apply

02. New Construction for Nonconformities

Exceptions included in one place: front setback, lot size, expansion along side/rear

03. Special Dimensional Standards

Consolidated into one place: Meridian Hills, IHPC, Cluster, Zero-lot line

04. Height Exceptions and Encroachments

Single table

Development Standards: Parking

Number of parking spaces

- Ratio reduced for most uses
- No on-site parking required for non-residential uses on lots less than 5,000sf
- Maximum parking set for some uses
- Min. bicycle parking for many uses

Adjustments available

- Proximity to transit
- Additional bike parking
- Electric charging station
- Car/van-share spaces
- On-street parking in Compact Area
- Max. cumulative reduction: 35% of min. required parking





Mixed Use Districts

Mixed Use Districts

Four MU districts

MU-1: Freestanding MU Tower
(was C-2)

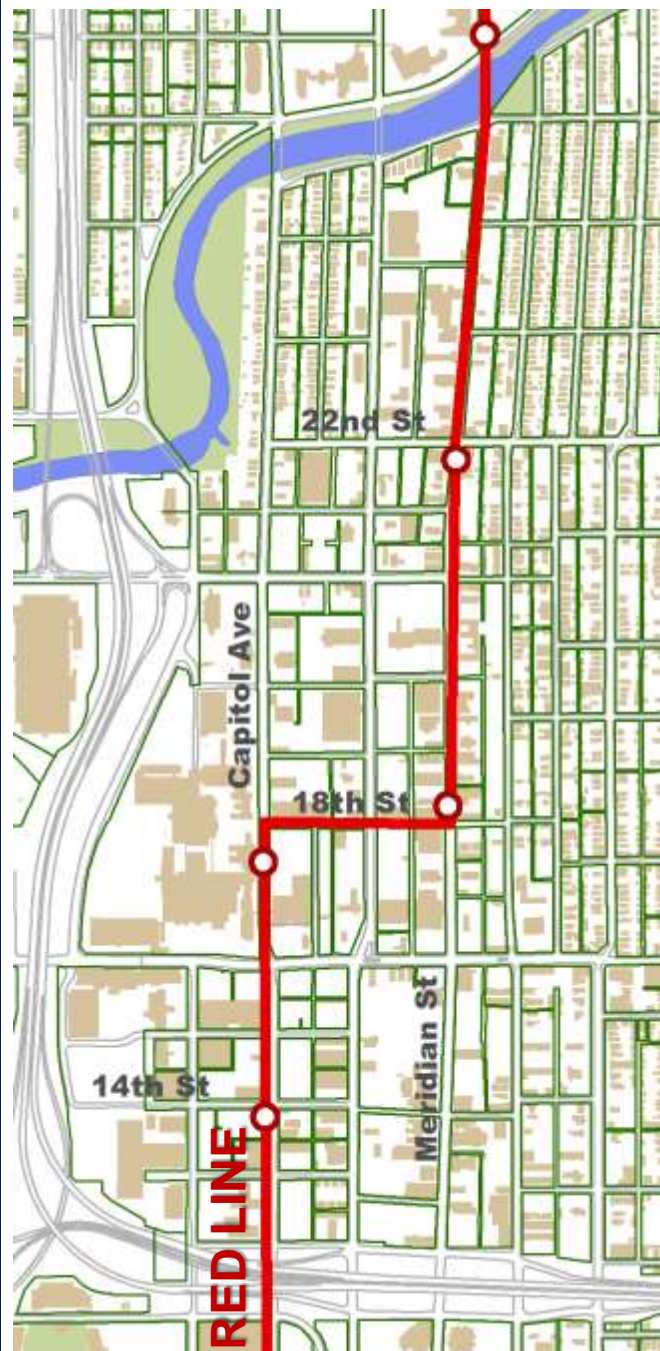
MU-2: MU corridor-type
development (was C-3C)

MU-3: Mixed use village or
neighborhood center

MU-4: Mixed use village w/
rapid transit required

use alone or in combination with
other districts

to fulfill transit typology



Mixed Use Districts

- Accommodates new & Redevelopment opportunities
- Standards to create walkable areas:
 - » Setbacks: close to street
 - » Lot coverage
 - » Parking: reduced requirements
 - » Windows & doors (transparency)
 - » Lighting
 - » Building Height: Bonuses available for residential



Mixed Use Principles

What makes mixed-use?

Residential and non-residential land uses permitted in the same district, either:

Horizontally

or

Vertically



➡ *Indy's Mixed Use Districts allow both.*

MU-3 and MU-4 Districts

Requires Metropolitan Development Commission:

- ✓ Adopt a village land use plan identifying setbacks & frontages
- ✓ Rezone a contiguous area of minimum size and proximity to transit



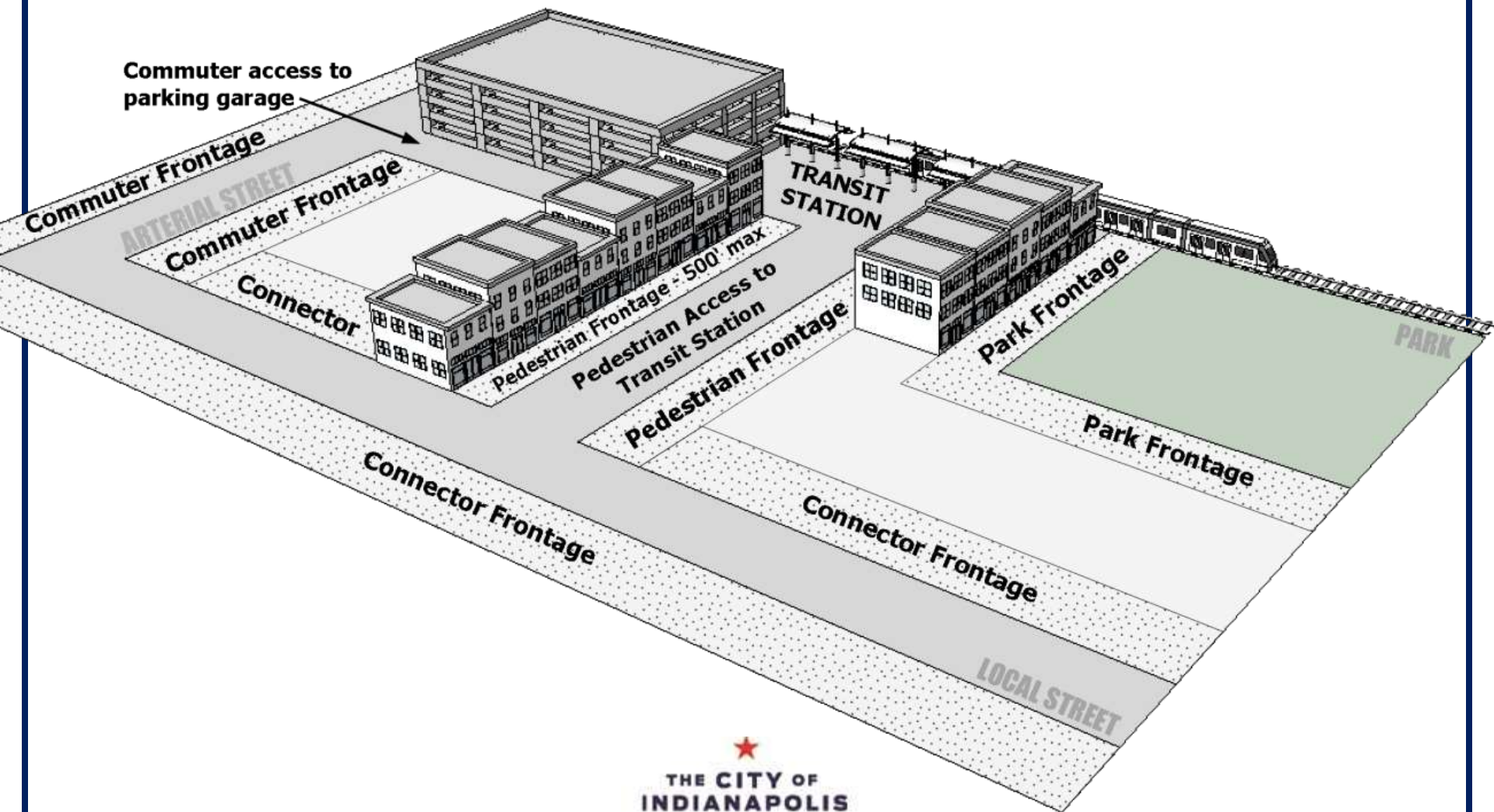
Minimum Plan Elements

Details listed in
“3. Application and
general provisions” of
each district

Frontage Types defined
in Sec. 740-202 under
“Frontages”

- A. Identify Transit Station – required in MU-4
- B. Designate Frontage Types:
 - Pedestrian – at least one
 - Commuter – at least one
 - Connector – as needed
 - Park – as needed
- C. Establish front setback line for each street frontage in the district

Example of Frontage Types



Required Provisions for districts

MU-3

- ☐ contiguous area 20 to 50 acres in size
- ☐ all portions located within 500' of a Transit Emphasis Corridor centerline or within 2,500' of a Transit Station or Transit Stop
- ☐ Not located within ½-mile of another MU-3 or within ½-mile of a freestanding MU-4

MU-4

- ☐ contiguous area 8 to 25 acres in size
- ☐ all portions located within 1,500' of a Transit Station (existing or planned)
- ☐ Not located within ½-mile of another MU-4

Download the Ordinance!

PDF available now at:

<http://www.indy.gov/eGov/City/DMD/Current/Pages/ordinance.aspx>

-or- www.indy.gov/revisecode

Fully bookmarked and searchable!

Many internal hot links!

Webinars available on YouTube

DMD's YouTube channel:

<https://www.youtube.com/channel/UCzSvRIGfZTvLuFzm188tiDQ>

Available sessions to date:

- Indy Rezone: Introduction & Overview of Indianapolis' New Zoning
- Indy Rezone: Residential – SFR to Quads
- Indy Rezone: Residential – Multifamily
- Indy Rezone: Commercial and Industrial
- Indy Rezone: Mixed-Use Districts



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View Entire Month

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Government TV2 is available in Marion County on Comcast Channel 28, Bright House Networks Channel 17, and AT&T Channel 99.

RESOURCES

Channel 16
200 E. Washington St.
Suite G-22
City-County Building
Indianapolis, IN 46204
(317) 327-2016

Resources

- Channel 16 Program Schedules
- Government TV-2 Program Schedule
- Telecom & Video Services Board Meeting Calendar

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